



42 Sparrows Herne, Bushey WD23 1FU

Offers In Excess Of £425,000

A beautifully presented and recently constructed TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT forming part of this sought after development in the heart of Bushey, conveniently located and within walking distance to all local shopping and transport facilities. The property is being offered in excellent decorative order and benefits from: Double Glazed Windows, Gas Fired Heating To Radiators, Underfloor Heating, Herringbone Flooring, Reception Room With Fully Fitted Open Plan Kitchen, Two Double Bedrooms, Bathroom, Communal Grounds, Balcony, Allocated Parking.

**NO UPPER CHAIN
SHARE OF FREEHOLD**

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External:



Reception Room/Open Plan Kitchen:



External:



Reception Room/Open Plan Kitchen:



External:



Reception Room/Open Plan Kitchen:



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Reception Room/Open Plan Kitchen:



Bathroom:



Bedroom One:



Communal Grounds/Parking:



Bedroom Two:



Tenure:

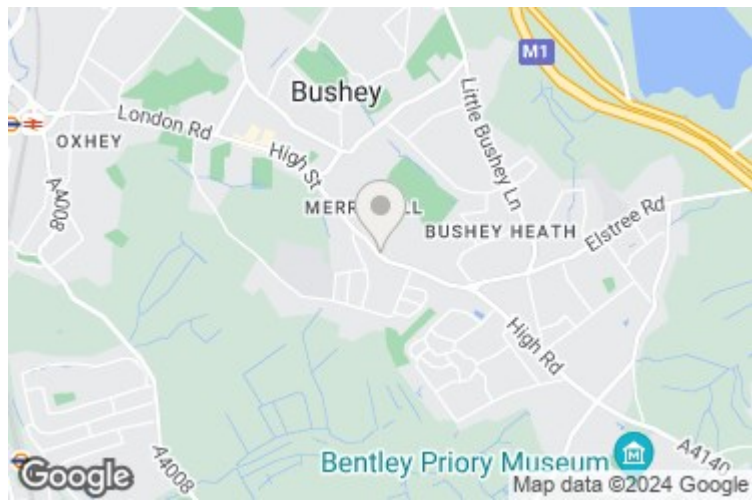
Share Of Freehold with 999 years remaining on the lease with an annual service charge of approximately £1,000. No Ground Rent

Council Tax Band D £2,076, as always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

Disclaimer:

While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.

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First Floor

Approx. 63.3 sq. metres (681.6 sq. feet)



Total area: approx. 63.3 sq. metres (681.6 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	



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